



Knighton Lodge

Knighton-on-Teme, Tenbury Wells, WR15 8NA



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7 Bedrooms 5 Bathrooms 6 Reception Rooms

“A unique investment opportunity to transform this spacious home into a bespoke multi-generational residence, charming bed and breakfast, or lucrative business venture...”

Scott Richardson Brown CEO

- This former pub has been converted into two spacious dwellings and an annexe, offering endless possibilities for living arrangements or rental income.
- With over 6,000 sq ft of living accommodation, this property features seven double bedrooms, two with en suites, alongside **six** reception rooms of varying sizes, catering for multiple purposes.
- With modernisation and reconfiguration, Knighton Lodge presents significant income potential as a bed and breakfast, or other business venture.
- Set on just under an acre, the property features a formal garden with a large gravel terrace, perfect for outdoor gatherings.
- A potential building plot, offering excellent prospects for development (subject to obtaining the necessary planning permissions).
- The extensive parking area at the front of the property, once used by pub patrons, can accommodate multiple vehicles, making it ideal for families and guests alike.
- Nestled in the countryside near Knighton-on-Teme, this property is surrounded by picturesque landscapes while remaining close to Newnham Bridge and Tenbury Wells.





The kitchen/ breakfast room

The first of two kitchens is a generously sized space featuring solid wood cabinetry and a classic range cooker, complemented by large windows that fills the space in natural light. It also features a practical layout with ample counter space and an area ideal for casual dining.





The kitchen/ diner

The second kitchen, featuring characterful overhead beams, includes modern amenities like a built-in oven and a central island with an integrated cooktop. It leads into a spacious dining area, providing ample room for formal meals and gatherings.







The reception rooms

The property offers **six** versatile reception rooms, each with distinctive features and excellent potential for reconfiguration to suit a wide variety of needs and preferences. This flexibility allows for tailored arrangements to accommodate any desired layout or functionality.









The bedrooms

The first floor of the property boasts seven generously sized double bedrooms, two of which feature en suite facilities. These versatile rooms offer various potential uses, catering to a range of needs. Additionally, the first floor includes a well-appointed family bathroom, while the ground floor provides the convenience of an additional shower room.







The loft rooms

Additionally, the property includes two large loft rooms that offer versatility and scope for a variety of uses, adding to the functional flexibility of the home.



The annexe

In addition to the main property, there is a generously sized annexe, ideal for multigenerational living or as a potential income-generating opportunity. The annexe includes its own shower room, a spacious living area, double bedroom and a well-equipped kitchenette, offering independent living space with versatile functionality.







The garden

The property features a large garden with expansive green lawns and mature trees, with some TLC, this space has the potential to become a truly wonderful garden, ideal for relaxation and outdoor dining. Additionally, there are two areas of land that offer excellent landscaping potential, providing ample opportunity for further development and customisation to create a unique outdoor space.







The driveway and outbuilding

The property benefits from a substantial driveway providing off-road parking for multiple vehicles. Furthermore, there is a versatile outbuilding, currently utilised as a workshop, log store, and shed, which offers excellent potential for a variety of alternative uses, depending on individual requirements.

Location

Knighton-on-Teme is a charming village nestled in the heart of the Worcestershire countryside, close to the Shropshire border. Surrounded by the stunning landscapes of the Teme Valley, it offers a tranquil and rural lifestyle, perfect for those who enjoy peaceful surroundings and outdoor activities. The area is rich in natural beauty, with rolling hills, open fields and picturesque walking routes that make it an ideal location for nature lovers.

The nearest market town, Tenbury Wells, is just 3 miles away. Known for its historic high street, independent shops and traditional pubs, Tenbury Wells provides a range of essential amenities, including supermarkets, a medical centre and recreational

Although Knighton-on-Teme offers the peacefulness of rural living, it is well-connected to larger towns such as Ludlow, Leominster and Kidderminster, all within easy reach by car. With excellent road links via the A456, the village maintains a perfect balance between a rural lifestyle and accessibility.

Agent note

Please note that there is an existing right of access across this potential building plot, which provides entry to Woodseaves Lodges, the lodge park located behind the property. Although a new entrance has been established for the lodge park in an alternate location, this right of access remains in place.

Services

Both sides have their own LPG fired central heating (separate tanks)

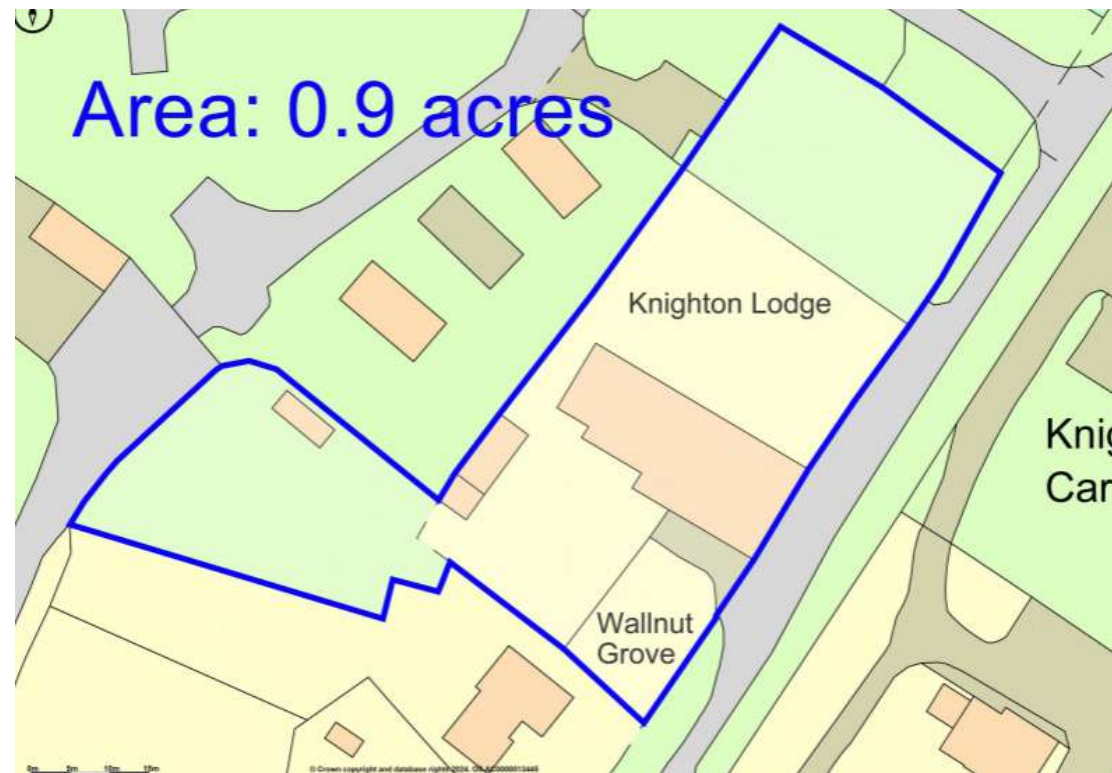
Both sides have own their mains water supply

Shared Electric - one supply to whole property

Shared Water Treatment plant

Council Tax

Band F





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Approximate Area = 62234 sq ft / 579.2 sq m

Outbuilding = 400 sq ft / 37.2 sq m

Total = 6634 sq ft / 616.4 sq m

For identification only - Not to scale

Denotes restricted
head height



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